

050.A

0001

0015.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

654,500 / 654,500

USE VALUE:

654,500 / 654,500

ASSESSED:

654,500 / 654,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MASTROGIOVANNI JOYCE/TRUSTEE	
Owner 2: MASTROGIOVANNI FAMILY NOMINEE	
Owner 3: TRUST	

Street 1: 15 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BEH EUGENE SHIN MING & -

Owner 2: OO KIMBERLY SHIAU-WEI -

Street 1: 15 RUSSELL PLACE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Clapboard Exterior and 1407 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511										G5	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	654,500			654,500			
Total Card		0.000	654,500			654,500	Entered Lot Size		
Total Parcel		0.000	654,500			654,500	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	465.17	/Parcel: 465.1	Land Unit Type:		


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:33:42
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	643,100	0	.	.	643,100	643,100	Year End Roll	12/18/2019
2019	102	FV	606,400	0	.	.	606,400	606,400	Year End Roll	1/3/2019
2018	102	FV	552,900	0	.	.	552,900	552,900	Year End Roll	12/20/2017
2017	102	FV	497,100	0	.	.	497,100	497,100	Year End Roll	1/3/2017
2016	102	FV	497,100	0	.	.	497,100	497,100	Year End	1/4/2016
2015	102	FV	477,000	0	.	.	477,000	477,000	Year End Roll	12/11/2014
2014	102	FV	422,000	0	.	.	422,000	422,000	Year End Roll	12/16/2013
2013	102	FV	422,000	0	.	.	422,000	422,000		12/13/2012

Parcel ID

050.A-0001-0015.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEH EUGENE SHIN	69305-55		5/19/2017		640,000	No	No		
ZEVITAS ALEXA,	65736-467		7/16/2015		550,000	No	No		
RUSSELL PLACE D	42515-578		4/16/2004		427,500	No	No		
RUSSELL PLACE D	38795-052		4/14/2003	Family		No	No	MASTER DEED	

PAT ACCT.

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2020	286	New Wind	13,900	C				
3/20/2018	297	Heat App	11,000	C				
1/20/2016	72	Alterati	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2018	SQ Returned	MM	Mary M
9/27/2017	Measured	DGM	D Mann
1/29/2004	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

